

FOR SALE OR LEASE

6455 Shiloh Road • Alpharetta, Georgia 30005



Owner-User w/ Income Opportunity in Prime Alpharetta/South Forsyth Location



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PROPERTY OVERVIEW

6455 SHILOH ROAD offers a blend of business, recreational, and retail amenities in a prime location in the thriving community of Alpharetta. Located within The Meadows, a well-established and meticulously maintained business park, this property provides quick access to GA 400 via the McFarland exit (12A), as well as other major intersections, making it a strategic location for businesses.

The surrounding area has seen a boom in retail development in recent years. The property is located less than 2 miles from Halcyon, a vibrant 135-acre mixed-use project that includes over 500,000 square feet of retail and office space, 50 acres of recreational space, as well as a mixture of housing options. Other nearby developments have also contributed to the thriving local economy.

Strong civic leadership, a highly competitive tax structure, one of the lowest millage rates in the region, and an outstanding educational system contribute to Forsyth County's thriving economic climate. In addition to its well-maintained public services and green initiatives, Alpharetta is also known for its proactive local government and planning, ensuring sustained growth and development.

The Property's location boasts a variety of outdoor recreational opportunities nearby, including direct access to The Big Creek Greenway trail off Shiloh Road. This 8-mile concrete path winds through wooded areas along Big Creek, offering opportunities for walking, jogging, and cycling.



INVESTMENT HIGHLIGHTS

- >> Priced well below replacement cost
- >> Exceptional owner-user opportunity
- >> Existing tenants provide steady income stream
- >> Recent capital upgrades and tenant improvements



BUILDING HIGHLIGHTS

- >> Modern, contemporary construction
- >> Versatile layout allows for customization
- >> Single-story walk-up with access-controlled entry



LOCATION HIGHLIGHTS

- >> 3 minute drive to GA-400
- >> Located 3 minutes from Halcyon
- >> Located within Forsyth County



DRIVE TIMES

- >> 0.5 Miles to McFarland Parkway
- >> 0.9 Miles to Halcyon
- >> 1.3 Miles to GA 400
- >> 4.6 Miles to MARTA Park-and-Ride
- >> 6 Miles to Avalon
- >> 7.1 Miles to Downtown Alpharetta



PROPERTY SPECIFICATIONS

ADDRESS	6455 Shiloh Road, Alpharetta, GA
PROPERTY TYPE	Office Space
TOTAL LAND AREA	5.98 Acres
TOTAL SQUARE FOOTAGE	61,284 RSF
SPACE AVAILABLE	27,654 RSF
YEAR BUILT / RENOVATED	1999
NUMBER OF STORIES	One (1)
NUMBER OF TENANTS	Three (3)

PARKING SPACES	236 (3.85 per 1,000 RSF)
ZONING	M1 (Light Industrial)
TAX PARCEL ID	065-028
CITY	Alpharetta
COUNTY	Forsyth
RENTAL INCOME	Contact for More Info
OPERATING EXPENSES	Contact for More Info
NOI	Contact for More Info



INVESTMENT HIGHLIGHTS



EXCEPTIONAL OWNER-USER OPPORTUNITY: The Property presents the perfect opportunity for a company looking to establish their headquarters by combining the benefits of avoiding rent increases, building equity, and reaping long-term financial advantages, such as tax benefits and property appreciation.



EXISTING TENANTS PROVIDE STEADY INCOME STREAM: The Property is currently **50% leased with established long-term tenants**, ensuring a steady stream of rental income for investors or owner-occupiers. The existing leases provide financial stability, reducing the risks associated with vacancies while offering room for further leasing opportunities. This partially leased status allows for immediate cash flow, with additional space available for expansion or securing new tenants to maximize revenue potential.



RECENT CAPITAL UPGRADES & TENANT IMPROVEMENTS: The building has benefited from modern enhancements and tenant improvements, including a refreshed common areas, new lighting, improved interior finishes, and technology infrastructure enhancements. These improvements have not only enhance the tenant experience but also contribute to the long-term value and competitiveness of the property in the marketplace.



PRICED WELL BELOW REPLACEMENT COST: The property offers a cost-effective investment opportunity, as it is priced significantly below what it would cost to build a similar office space from the ground up. This favorable pricing allows investors to acquire a high-quality asset at a fraction of the cost of new construction, providing an attractive value proposition with potential for appreciation. Additionally, the existing structure eliminates the long lead times and rising costs associated with new developments.



BUILDING HIGHLIGHTS



SINGLE-STORY WALK-UP WITH ACCESS CONTROL: The Property's single-story design provides direct entry to each unit, a layout that is especially appealing in the post-COVID era, where businesses prioritize safer, low-density work environments with fewer shared touchpoints. The controlled access feature ensures restricted entry, adding an extra layer of convenience and security.



FLEXIBLE LAYOUT PROVIDES ENDLESS POSSIBILITIES: The building's versatile layout and 16' ceiling height allows businesses to customize the space to fit their specific needs. Whether for traditional office use, showroom space, light industrial operations, or warehouse storage, the adaptable design supports a variety of industries. This flexibility makes it an attractive option for growing companies, startups, or businesses with evolving space requirements.



MODERN CONSTRUCTION: Built in 1999, the property incorporates contemporary construction standards with durable materials and up-to-date infrastructure. It features modern electrical, HVAC, and structural systems that meet the expectations of today's businesses. The well-maintained condition and recent upgrades ensure that tenants benefit from reliable, high-quality facilities without the concerns that come with older buildings.



LOCATION HIGHLIGHTS



3-MINUTE DRIVE TO HALCYON, AN AMENITY-RICH MIXED-USE DEVELOPMENT: The Property is less than a mile from Halcyon – a 134-acre, \$370M mixed-use development with retail shops, upscale restaurants, grocers, a hotel, and multifamily residences. In addition to Halcyon, the Forsyth County area is experiencing rapid urbanization, driven by over \$2 billion in new and planned mixed-use developments within a 5-mile radius. These developments blend modern office spaces, residential communities, retail, dining, and entertainment, including Windward Park, Avalon, 360 Tech Village, and The Collection at Forsyth, and more.



PROXIMITY TO GA-400 PROVIDES EASY ACCESS TO ATLANTA'S MOST DESIRABLE AREAS: With convenient access to Georgia 400 and MacFarland Road, The Property is an easy commute to neighboring cities, including Alpharetta, Roswell, Milton, Cumming, Suwanee, John's Creek, and more. Additionally, Forsyth County is expanding its public transit options, including connections to MARTA in nearby areas.



LOCATED IN ONE OF THE FASTEST-GROWING & MOST AFFLUENT COUNTIES IN THE COUNTRY : Forsyth County is one of the fastest growing areas in the 20-county region outside of the Atlanta metropolitan area, and is statistically the wealthiest county in the state of Georgia and the 13th wealthiest county in the U.S. With its affordable cost of living, an award-winning school system, low crime rates, and rich array of recreational, retail, and dining amenities, Forsyth County offers residents an excellent quality of life.



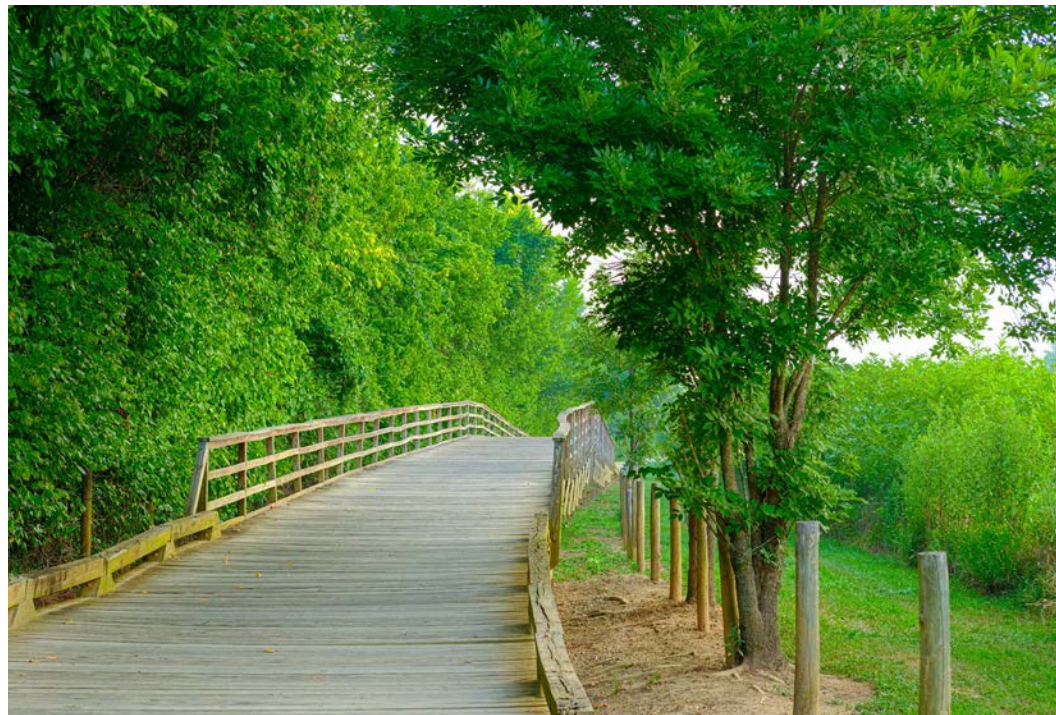
Fulton County is known for their excellence school system. Fulton Science Academy, located in Alpharetta, is a nationally recognized private school focusing on STEM and gifted education.



With a median household income of \$102,000 and \$321,000 median home price, Forsyth County is statistically the wealthiest county in the state of Georgia and the 13th wealthiest in the nation.



Located less than a mile away from The Property, Halcyon is a 134-acre, \$370M mixed-use development with retail shops, upscale restaurants, grocers, a hotel, and multifamily residences.



The Big Creek Greenway, an 8-mile concrete path winds through wooded areas along Big Creek, has an entrance to the trail on Shiloh Road for walking, jogging, and cycling.



FORSYTH COUNTY, GEORGIA

- » In 2016, Forbes Magazine named Forsyth County as one of the “**Best Places in America to Get Ahead**”
- » Forsyth County is home to **more than 75 international companies**, more than 20 of which serve as their North American Corporate Headquarters.
- » According to the Atlanta Regional Commission, Forsyth County’s **population is expected to double by 2040**. Forsyth County will be the only county in Atlanta’s 20-county region to double in size.
- » In 2019, NerdWallet ranked Alpharetta as the **#1 City in America to Start a Business**.
- » Residents that live in Forsyth County have an average mileage rate of 27.7, **nearly 40% lower** than any other county in the neighboring Atlanta community.
- » With a median household income of \$102,000 and \$321,000 median home price, Forsyth County is statistically **the wealthiest county in the state of Georgia and the 13th wealthiest county in the U.S.**

SIGNIFICANT DEVELOPMENTS SURROUNDING 6455 SHILOH ROAD



HALCYON | 0.9 MILE

- >> 134-acre, \$370M mixed-use development located less than a mile away from 6455 Shiloh Road
- >> Features premium retail shops, upscale restaurants, grocers, a hotel, and multifamily residences.



THE COLLECTION AT FORSYTH | 4.5 MILES

- >> A 59.41 acre open-air shopping center with brick walkways, polished landscaping, and high-end retail shops, restaurants, and a movie theater.
- >> High-quality construction and a multitude of parking makes this 500,000 SF of shopping market dominant.



WINDWARD PARK | 4.6 MILES

- >> \$300M mixed-use development adjacent to the planned Windward Parkway MARTA Park-and-Ride
- >> Includes 249-room hotel, 200 condos, 200 townhomes, and more than 30,000 SF of retail space



AVALON | 6 MILES

- >> 86-acre, \$900M mixed-use development
- >> Over 500,000 SF of premium retail, upscale restaurants, a 12-screen movie theater, and 800 luxury single and multi-family residences.



ALPHARETTA CITY CENTER | 7.1 MILES

- >> 26-acre mixed-use developed around 6 blocks in downtown Alpharetta. A large Town Green serves as the centralized location surrounding City Hall and the local public library.
- >> Over 100,000 SF of retail shopping, 40,000 SF of office space, and 168 luxury multifamily units.

TOP EMPLOYERS IN FORSYTH COUNTY INCLUDE:

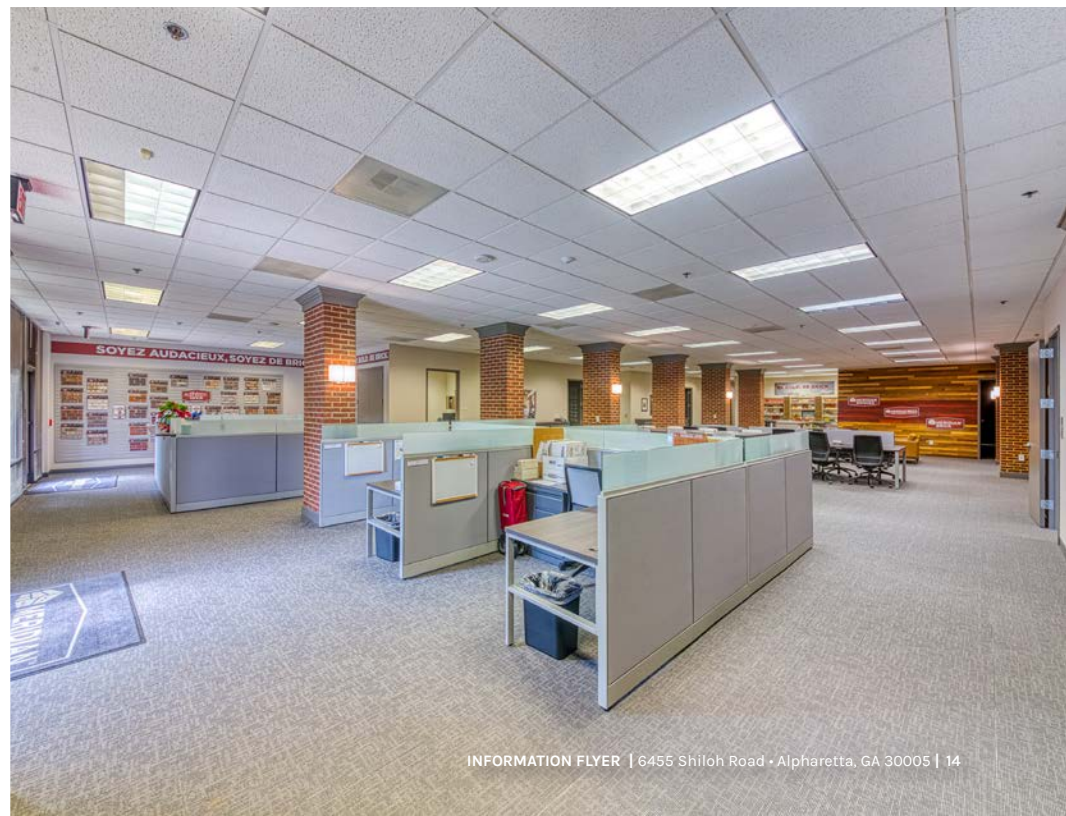












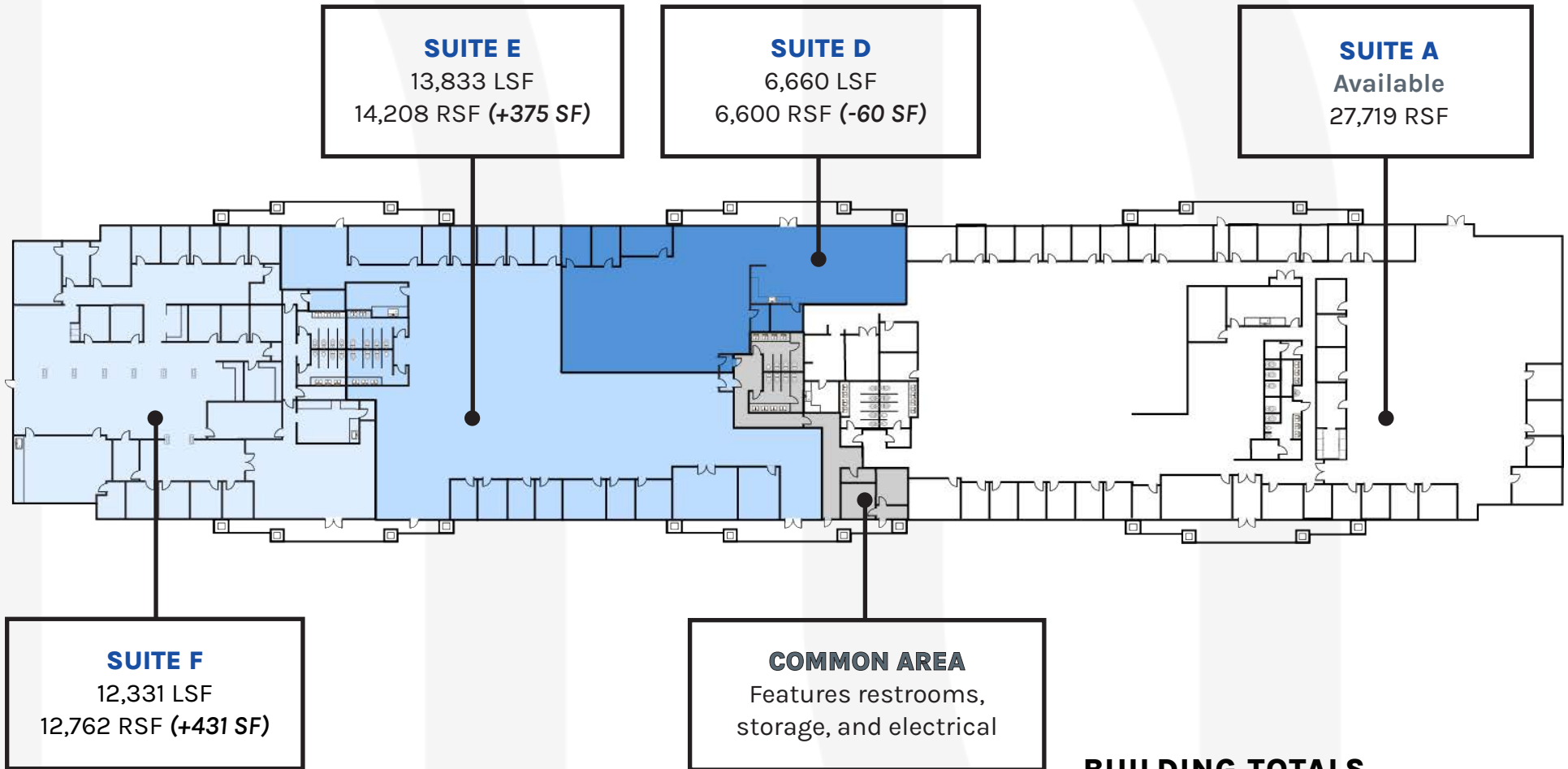
6455 SHILOH ROAD | BUILDING SITE PLAN



The Meadows Business Park

6455 Shiloh Road, Alpharetta, GA
61,284 Total RSF | 5.98 Total Acres
Forsyth County | Tax Parcel ID: 065-028

6455 SHILOH ROAD | BUILDING FLOORPLAN



Leased Square Feet (LSF)

The portion of the property that is recorded on the lease and is used to calculate rental income.

Rentable Square Feet (RSF)

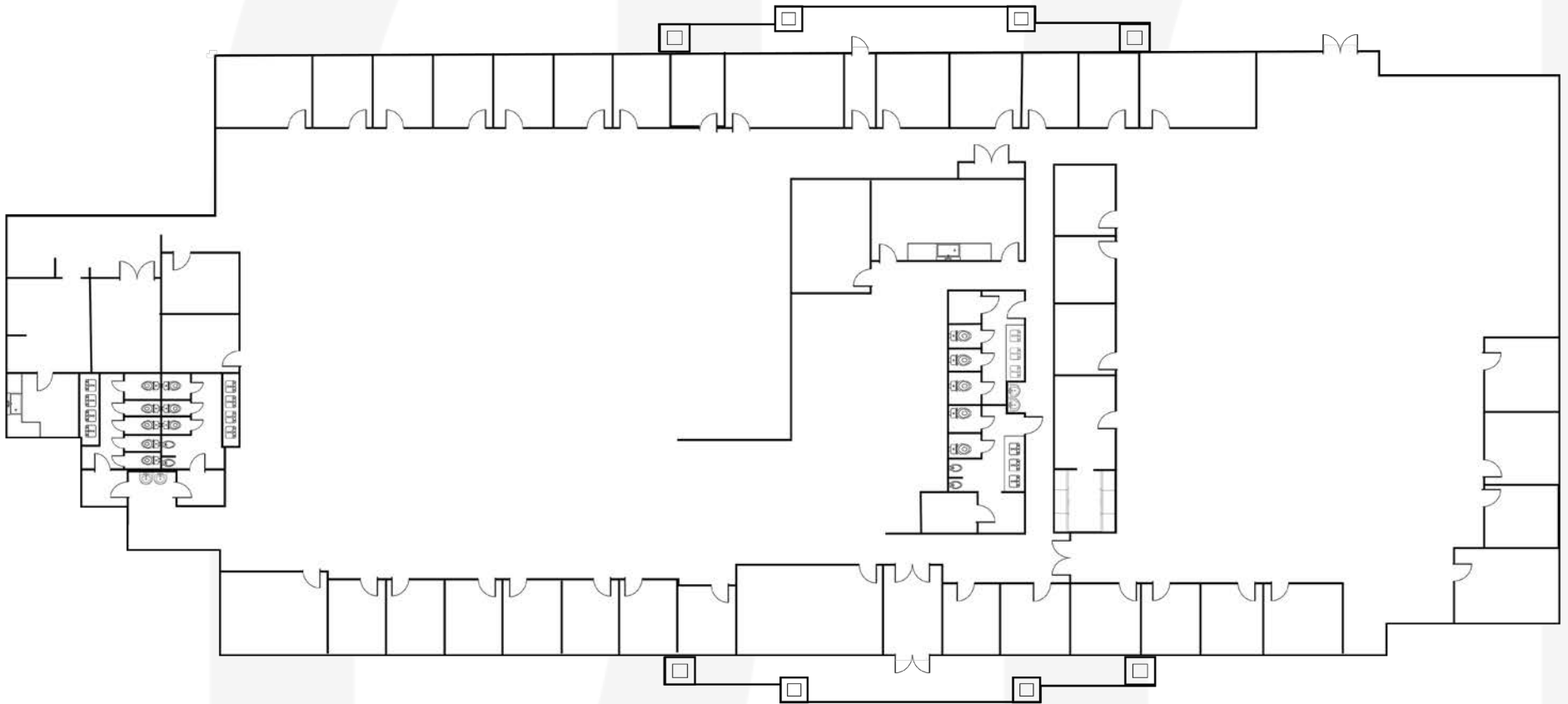
The updated measurements as remeasured by a licensed architect in May 2025.

BUILDING TOTALS

Leased Space	32,824 LSF (54%)
Available Space	27,719 RSF (46%)
Unaccounted Space	746 RSF

TOTAL SPACE 61,289 RSF

6455 SHILOH ROAD | SPACE AVAILABLE



SPACE AVAILABLE - 27,654 RSF

*Note: Layout is flexible and divisible
for smaller SF requirements

FOR MORE INFORMATION

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